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|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| Site Address:   | 36 Padnell Road, Waterloooville, PO8 8DZ                                                                                              |               |               |
| Proposal:       | Single storey rear extension, lift gables and raise roof ridge to provide first floor accommodation Including front and rear dormers. |               |               |
| Application No: | APP/16/00141                                                                                                                          | Expiry Date:  | 08/04/2016    |
| Applicant:      | Mr & Mrs Dunning                                                                                                                      | Team:         | Team 2        |
| Agent:          |                                                                                                                                       | Case Officer: | Emma Chisnall |
| Ward:           | Cowplain                                                                                                                              |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

36 Padnell Road is a large detached bungalow in Waterloooville which is constructed of a render and brick wall with a concrete tiled pitched roof. The site has extensive amenity space to the rear which is slightly sloped from north to south and part hard-surfaced to the rear of the dwelling with the rest of the space used as lawn. To the front of the site the amenity space is constructed of part lawn and part hard-surfaced ground for the provision of parking three cars. There is a driveway which runs along the west elevation which leads to a garage with the potential to provide extra space for parking.

The boundary to the front of the dwelling is 1.5m fencing. Along the east elevation the boundary is 2m fencing for 30m but then falls to 0.5m fencing for the additional 30.5m of amenity space. At the lower part of the boundary there is a mixture of hedging and trees in places which appears open and does not provide significant privacy. The south and west boundary is made up of hedging varying between 1.5m-2m high which provides adequate privacy.

## **2 Planning History**

None

## **3 Proposal**

Single storey rear extension, lift gables and raise roof ridge to provide first floor accommodation Including front and rear dormers.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD March 2010

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Development Engineer - Highways Comment:**

The Highway Authority has no adverse comment to this application. I would suggest that to conform to the HBC car parking standards three car parking plus cycle facilities per unit should be provided and retained on site.

**Officer Comment:** a condition relating to car parking is recommended. A store is shown to be retained and this would provide adequate cycle storage.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Developer contributions

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed extension will permit the residents to occupy the roof and convert the space into two bedrooms with en suites and storage. The rear extension will permit the existing kitchen and dining room to be extended, a utility room to be built and the existing conservatory to be demolished

- (ii) Impact upon the character of the area

The changes proposed to No 36 Padnell Road are considered significant and will create a new visual outlook from the streetscene. Along Padnell Road there are a variety of houses which differ in size, shape and position within the plots so there is not a defined pattern or style. Also to the rear of the majority of dwellings there is evidence of similar sized development which would mean the proposed works to No

36 would not necessarily look out of place. It is considered that due to the mixture of design along Padnell Road that the design proposed for the roof and side extension would have an acceptable appearance. The neighbouring dwelling at No 38 has carried out a similar roof conversion which would help No 36 look in keeping with Padnell Road. The proposed works to the rear of the dwelling would not be readily visible from the public domain and therefore would not detract visual amenity from the streetscene nor No 36..

Materials proposed to be used would be matching to that of the existing dwelling which should ensure the works look in keeping.

(iii) Impact upon residential amenity

No 36 is set further back in its plot than the neighbouring properties at No 38 and No 34. Although no objections have been received it is up to the case officer to assess any potential harm that could impact the existing and future neighbouring residents. It was considered initially that harm would be caused by the bulk of the development to No 38 however following amendments to the plans submitted this is considered to have now been addressed. The proposed works intend to leave a 2.1m gap between the extension and the boundary shared with No 38 which is 2m high. The depth of the extension has been reduced and alongside the hipping of the roof and as No 38 itself is set away from the boundary it is considered the bulk has been reduced enough to not cause significant harm to No 38. Due to the reduction in the rear extension and dormer it is considered that light levels to No 38 should not be impacted and the development can therefore be considered acceptable.

No 34 Padnell Road is set away from the shared boundary with No 36 and with the driveway running along the west elevation there is approx a 7m distance between dwellings which will help reduce any impact caused by the development's size and bulk. Due to the position of the proposed works and that no new windows have been proposed along this elevation it is considered that the works would not cause significant harm to No 34 and that privacy and outlook will be maintained.

The front and back dormers are considered to not impact residential amenity due to their position on No 36 and the size they are proposed. There is adequate amenity space to the front and back of No 36 to ensure amenity is protected.

(iv) Developer contributions

The proposals result in a floorspace increase in excess of 100sqm and is therefore CIL liable. It is understood that the applicants will be claiming self build exemption.

## **8 Conclusion**

No 36 Padnell Road occupies a plot with generous space to the rear and adequate space to the front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00141 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location Plan Licence no. 100041040  
Site Layout Plan: Drawing No 4412/500- Rev B  
Roof Plan: Drawing No 4412/200- Rev A  
Existing Ground Floor Plan: Drawing No 4412/1  
Existing Elevations Plan: Drawing No 4412/2  
Proposed Ground Floor Plan: Drawing No 4412/3- Rev A  
Proposed First Floor Plan: Drawing No 4412/4- Rev B  
Proposed Elevations Plan with Dormer Lines: Drawing No 4412/5- Rev C  
Proposed Elevations Plan: Drawing No 4412/5- Rev C  
**Reason:** - To ensure provision of a satisfactory development.
- 4 The car parking, servicing and other vehicular access arrangements of three car parking spaces shall be provided and retained on site to serve the development hereby permitted. They shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the east elevation facing No 38 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.